034.0	0003	0037.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	462,400 / 462,400
					USE VALUE:	462,400 / 462,400
					ASSESSED:	462,400 / 462,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCADAM MARGARET G
Owner 2:	
Owner 3:	
Street 1:	131 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARINA BENJAMIN M -
Owner 2:	-
Street 1:	131 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,307 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 1056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3307.000	130,100		332,300	462,400
Total Card	0.076	130,100		332,300	462,400
Total Parcel	0.076	130,100		332,300	462,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.88 | /Parcel: 437.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 23691
GIS Ref:
GIS Ref:
Insp Date: 12/13/18

!2808!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0037.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	130,300	0	3,307.	332,300	462,600	462,600	Year End Roll	12/18/2019
2019	101	FV	84,600	0	3,307.	301,100	385,700	385,700	Year End Roll	1/3/2019
2018	101	FV	84,600	0	3,307.	285,600	370,200	370,200	Year End Roll	12/20/2017
2017	101	FV	84,600	0	3,307.	249,200	333,800	333,800	Year End Roll	1/3/2017
2016	101	FV	84,600	0	3,307.	212,900	297,500	297,500	Year End	1/4/2016
2015	101	FV	67,700	0	3,307.	197,300	265,000	265,000	Year End Roll	12/11/2014
2014	101	FV	67,700	0	3,307.	163,600	231,300	231,300	Year End Roll	12/16/2013
2013	101	FV	67,700	0	3,307.	155,800	223,500	223,500		12/13/2012

PRINT

Date	Time
12/10/20	18:09:38

LAST REV

Date	Time
05/14/19	14:15:58

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2808

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARINA BENJAMIN	69322-293		5/23/2017		410,000	No	No		
	15127-347		7/1/1983		55,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1827	Renovate	12,400	C				
10/26/2011	1355	Re-Roof	3,900					

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
2/12/2018	SQ Returned	EMK	Ellen K
3/30/2009	Meas/Inspect	163	PATRIOT
3/30/2001	Inspected	197	PATRIOT
10/24/2000	Hearing Chag	201	PATRIOT
2/27/2000	Mailer Sent		
2/23/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23691
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3307		Sq. Ft.	Site		0	64.	1.57	3									332,294						332,300	

Total AC/HA: 0.07592 | Total SF/SM: 3307 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 332,294 | Spl Credit | Total: 332,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:	AT - A.T.B.	12.	%
Override:			%
	Total:	39.28	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	214223
Depreciation:	84147
Depreciated Total:	130076

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 1				HB		

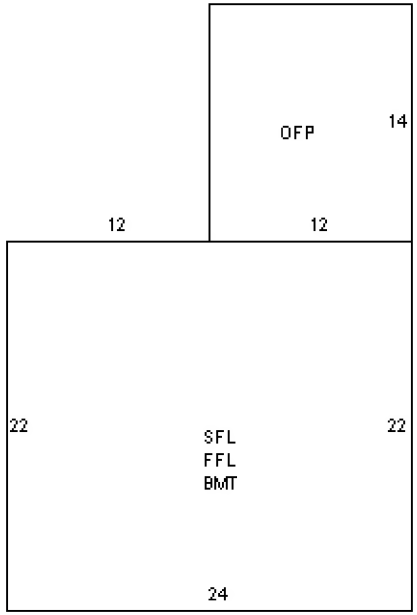
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.86
Special Features:	0	Val/Su Net:	74.26
Final Total:	130100	Val/Su SzAd	123.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	528	37.460	19,778
FFL	First Floor	528	124.860	65,927
SFL	Second Floor	528	124.860	65,927
OFP	Open Porch	168	24.340	4,090

Net Sketched Area:	1,752			Total:	155,722
Size Ad	1056	Gross Are	1752	FinArea	1056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0037.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: